



**102 Auckland Road, Ilford, IG1 4SG**

**Price Guide £500,000**

- Commonwealth Estate location
- Two spacious reception rooms.
- Close proximity to both Ilford Elizabeth Line and Gants Hill Central Line stations
- Three generously sized bedrooms
- Catchment area for Seven Kings and Christchurch School
- Potential to extend to the rear and into the loft (subject to planning permission)

# 102 Auckland Road, Ilford IG1 4SG

Maybury Estates are delighted to offer for sale this well-presented three-bedroom terraced home. Situated within the highly sought-after Commonwealth Estate. Occupying a prime location in the heart of Ilford, offering excellent access to local amenities, highly regarded schools and superb transport links.

The property falls within the catchment area for Seven Kings School and Christchurch Primary School (subject to the relevant admissions criteria), making it an excellent choice for growing families.

The ground floor comprises two spacious reception rooms, providing flexible living and entertaining space, together with a well-appointed kitchen overlooking the rear garden. The first floor offers three generously sized bedrooms and a family bathroom featuring both a separate shower enclosure and a bathtub.

Offering excellent scope for further enhancement, the property has potential to extend into the loft and to the rear, subject to the necessary planning permissions and building regulations.

Conveniently located within easy reach of Ilford town centre, residents benefit from a wide range of shops, restaurants, leisure facilities and excellent transport connections, including Ilford Elizabeth line Station and Gants Hill Central line Station, providing fast links into Central London and beyond.

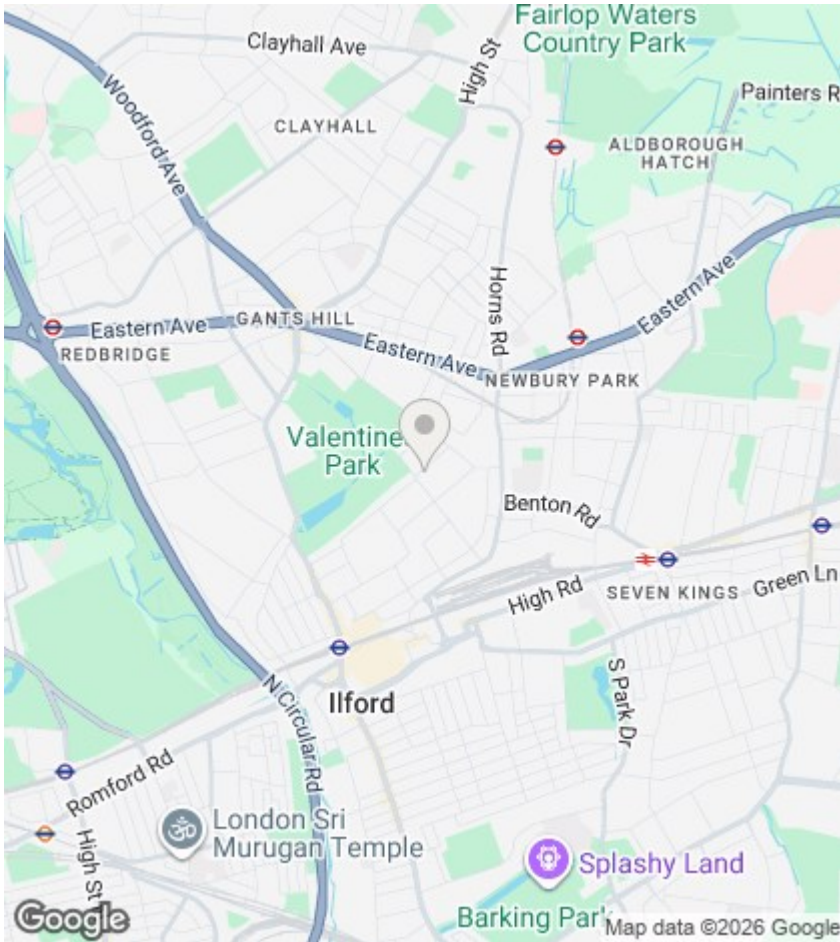
This is a fantastic opportunity to acquire a spacious family home in one of Ilford's most desirable residential locations.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

